

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

March 4, 2026

Council District: # 3

Honorable Council of the City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **8018 NORTH SHIRLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2105-015-020**
Re: Invoice #898610-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **8018 North Shirley Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 13, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ufg.

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18674
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #:2105-015-020

Property Address: 8018 N SHIRLEY AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BARBARA STEINER AND ROBERT SILVERMAN

Grantor : BARBARA STEINER AND ROBERT SILVERMAN

Deed Date : 07/12/1999 Recorded : 07/21/1999

Instr No. : 99-1351977

MAILING ADDRESS: BARBARA STEINER AND ROBERT SILVERMAN
8018 SHIRLEY AVE, RESEDA, CA 91335-1027

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 101 Tract No: 15991 Brief Description: TRACT NO 15991 LOT 101

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/12/2022 Document #: 22-0403988

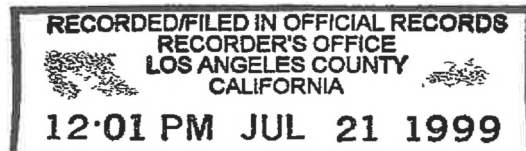
Loan Amount: \$562,500

Lender Name: DOCSOLUTION USA LLC

Borrowers Name: BARBARA STEINER AND ROBERT SILVERMAN

MAILING ADDRESS: DOCSOLUTION USA LLC
2316 SOUTHMORE PASADENA, TX 77502

99 1351977



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Deed

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF

2

EXAMINER'S INT

Assessor's Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

21 05 - 015 - 020

Number of Parcels Shown

201

Revision Number

RECORDING REQUESTED BY
Investors Title Company - Escrow Division
AND WHEN RECORDED MAIL TO

99 1351977

BARBARA STEINER and ROBERT
SILVERMAN
8018 Shirley Avenue
Reseda (AREA), CA 91335-1027



J Williams

A P #2105 015 020

THIS SPACE FOR RECORDER S USE ONLY

ESCROW NO 26 25636

TITLE ORDER NO 859094 7

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$None

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale
☐ Unincorporated area ☒ City of Los Angeles, **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BARBARA STEINER (Who acquired title as Barbara Steiner Michaelson), A Widow and ROBERT SILVERMAN, An unmarried man, as tenants in common

hereby GRANT(s) to

BARBARA STEINER, a Widow and ROBERT SILVERMAN, an Unmarried Man, as Joint Tenants with Right of Survivorship

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Lot 101 in Tract No 15991 as per Map recorded in Book 484, Pages 10 to 14 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, California

This conveyance changes manner in which title is held R & T 11911

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911"

DATED July 12, 1999

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On July 12, 1999

before me Jenny R. Despain

a Notary Public in and for said State personally appeared

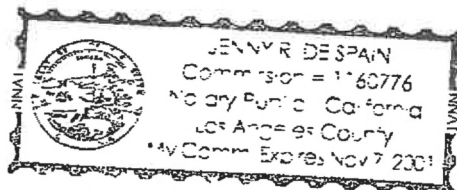
Barbara Steiner and Robert Silverman

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Barbara Steiner
Barbara Steiner

Robert Silverman
Robert Silverman



Signature

[Signature]

(This area for official notarial seal)

Mail tax statements to: BARBARA STEINER and ROBERT SILVERMAN, 8018 Shirley Avenue, Reseda (AREA), CA 91335 1027

This page is part of your document - DO NOT DISCARD



20220403988



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/12/22 AT 08:00AM

FEES :	31.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	106.00



LEADSHEET



202204120110098

00022202864



013318554

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E13-202204120110098

RECORDING REQUESTED BY

NAME: DocSolution, Inc.

WHEN RECORDED MAIL TO:

NAME: DOCSOLUTION, INC.

ADDRESS: 2316 SOUTHMORE

CITY / STATE / ZIP: PASADENA, TX 77502

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

(SPACE ABOVE FOR RECORDER'S USE)

Assignment of Deed of Trust

(DOCUMENT TITLE)

Prepared by, Recording Requested By and Return to:



DocSolutionUSA LLC, dba DocSolution, Inc.
Warren E. Johnsey, Attorney at Law
2316 Southmore
Pasadena, TX 77502
713-941-4928

DocSolutionUSA, LLC, d/b/a DocSolution, Inc. did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to preparer by Grantor/Grantee and/or their Agent.

ASSIGNMENT OF DEED OF TRUST

9929455499-ER



FHA Case #: 197-4183322

FOR AND IN CONSIDERATION of Ten dollars (\$10.00) and other value received, the undersigned **CHAMPION MORTGAGE COMPANY(NATIONSTAR MORTGAGE LLC, DBA)**, whose address is c/o PHH Mortgage Corporation d/b/a PHH Mortgage Services, 1 Mortgage Way, Mount Laurel, NJ 08054 does hereby assign, transfer, convey, set over, and deliver to:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, forever without recourse, whose address is 451 Seventh Street S.W., Washington, DC 20410,

The following described deed of trust

Dated: **3/26/2009**

Executed by: **BARBARA STEINER, A WIDOW AND ROBERT SILVERMAN, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Payable to: **WELLS FARGO BANK, N.A.**

Amount of Debt: **\$562,500.00**

Recorded: **7/17/2009**

Recording Information: at Document Number **20091086007**

Recording Jurisdiction: **LOS ANGELES** County Clerk's Office, State of **CALIFORNIA**.

Property Address: **8018 SHIRLEY AVE, RESEDA, CALIFORNIA 91335**

Legal Description: **SEE ATTACHED EXHIBIT "A"**

Parcel: **2105-015-020**

Executed this MAR 24 2022

**CHAMPION MORTGAGE COMPANY(NATIONSTAR MORTGAGE LLC, DBA) BY AND THROUGH
ITS ATTORNEY IN FACT, PHH MORTGAGE CORPORATION D/B/A PHH MORTGAGE SERVICES**

Kammi Kusner
By: Kammi Kusner
Title: Mgr Vendor Oversight

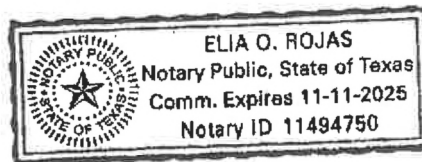
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared Kammi Kusner
Mgr Vendor Oversight known to me (or proved to me on the oath of Kammi Kusner), to be the person and
officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of
the said PHH Mortgage Corporation d/b/a PHH Mortgage Services, a New Jersey Corporation, Attorney in Fact for
CHAMPION MORTGAGE COMPANY(NATIONSTAR MORTGAGE LLC, DBA), ITS SUCCESSORS AND
ASSIGNS, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and
consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 24th day of MARCH, A.D. 2022

Elia O. Rojas
Notary Public in and for the State of TEXAS
Notary's Printed Name: Elia O. Rojas
My Commission Expires: 11/11/2025



DOT for \$562,500.00 dated 3/26/2009

EXHIBIT "A"

Real property in the City of RESEDA, County of LOS ANGELES, State of CALIFORNIA, described as follows:

LOT 101, OF TRACT NO. 15991, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 484, PAGE(S) 10, 11, 12, 13 AND 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERAL RIGHTS INCLUDING COAL, IRON, NATURAL GAS, OIL, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID REAL PROPERTY BELOW 500 FEET FROM THE SURFACE AS RESERVED BY A. J. M. VAN WASSON, IN DEED RECORDED JULY 20, 1951 IN BOOK 36806 PAGE 233 OFFICIAL RECORDS.

APN #: 2105-015-020

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS

Date: March 4, 2026

JOB ADDRESS: 8018 NORTH SHIRLEY AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2105-015-020

Last Full Title: 12/08/2025

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) BARBARA STEINER AND ROBERT SILVERMAN
8018 SHIRLEY AVENUE
RESEDA, CA 91335-1027
CAPACITY: OWNERS

- 2) DOCSOLUTION USA, LLC
2316 SOUTHMORE AVENUE
PASADENA, TX 77502
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

8018 SHIRLEY AVE, RESEDA, CA 91335-1027



RealQuest

Owner Information

Owner Name: **STEINER BARBARA/SILVERMAN ROBERT**
 Mailing Address: **8018 SHIRLEY AVE, RESEDA CA 91335-1027 C020**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT NO 15991 LOT 101		
County:	LOS ANGELES, CA	APN:	2105-015-020
Census Tract / Block:	1316.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	15991
Legal Book/Page:	484-10	Map Reference:	/
Legal Lot:	101	Tract #:	15991
Legal Block:		School District:	LOS ANGELES
Market Area:	RES	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	07/21/1999 / 07/12/1999	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1351978
Document #:	1351977		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,666	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1955	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,721	Lot Width/Depth:	70 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$277,396
 Land Value: \$100,766
 Improvement Value: \$176,630
 Total Taxable Value: \$270,396

Assessed Year: 2025
 Improved %: 64%
 Tax Year: 2024

Property Tax: \$3,462.15
 Tax Area: 16
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At



8018 SHIRLEY AVE, RESEDA, CA 91335-1027

7 Comparable(s) Selected.

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$857,000	\$903,000	\$881,571
Bldg/Living Area	1,666	1,462	1,799	1,617
Price/Sqft	\$0.00	\$486.94	\$612.18	\$548.94
Year Built	1954	1948	1976	1960
Lot Area	8,721	5,251	9,722	7,363
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	2	4	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$277,396	\$394,042	\$859,577	\$599,698
Distance From Subject	0.00	0.17	0.50	0.37

*= user supplied for search only

Comp #:1

Distance From Subject:0.17 (miles)

Address: **19330 LANARK ST, RESEDA, CA 91335-1012**
 Owner Name: **LANARK PARTNERS LLC**
 Seller Name: **ELIAS OMAR A P**
 APN: **2105-016-021** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **1316.00**
 Subdivision: **15595** Zoning: **LARS**
 Rec Date: **04/30/2025** Prior Rec Date: **12/08/2004**
 Sale Date: **03/25/2025** Prior Sale Date: **11/03/2004**
 Sale Price: **\$900,000** Prior Sale Price: **\$500,000**
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN**
 Document #: **281562** Acres: **0.22**
 1st Mtg Amt: **\$720,000** Lot Area: **9,722**
 Total Value: **\$848,965** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/**

Living Area: **1,482**
 Total Rooms:
 Bedrooms: **4**
 Bath(F/H): **4 /**
 Yr Built/Eff: **1954 / 1956**
 Air Cond: **EVAP COOLER**
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #:2

Distance From Subject:0.27 (miles)

Address: **7837 MELVIN AVE, RESEDA, CA 91335-1608**
 Owner Name: **KARUNANAYAKE MALA R**
 Seller Name: **BRINKER TIMOTHY**
 APN: **2105-007-007** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **1316.00**
 Subdivision: **17375** Zoning: **LARS**

Living Area: **1,484**
 Total Rooms:
 Bedrooms: **3**

Rec Date:	06/09/2025	Prior Rec Date:	07/10/2012	Bath(F/H):	2 /
Sale Date:	05/15/2025	Prior Sale Date:	06/11/2012	Yr Built/Eff:	1953 / 1956
Sale Price:	\$865,000	Prior Sale Price:	\$320,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	384983	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$605,500	Lot Area:	7,912	Pool:	
Total Value:	\$394,042	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.36 (miles)

Address: 19733 HEMMINGWAY ST, WINNETKA, CA 91306-2323

Owner Name: KAPIKYAN GALUST

Seller Name: PANIZALES NENITA L/TR

APN:	2106-023-006	Map Reference:	/	Living Area:	1,741
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	
Subdivision:	20449	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/05/2025	Prior Rec Date:	10/11/2002	Bath(F/H):	2 /
Sale Date:	05/06/2025	Prior Sale Date:	09/30/2002	Yr Built/Eff:	1966 / 1966
Sale Price:	\$875,000	Prior Sale Price:	\$300,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	376367	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$831,250	Lot Area:	5,251	Pool:	
Total Value:	\$434,478	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.40 (miles)

Address: 19732 ARMINTA ST, WINNETKA, CA 91306-2338

Owner Name: TRUONG RYAN

Seller Name: SATTLER EMILOU

APN:	2106-029-012	Map Reference:	/	Living Area:	1,674
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	
Subdivision:	28446	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/12/2025	Prior Rec Date:	08/26/2004	Bath(F/H):	2 /
Sale Date:	04/22/2025	Prior Sale Date:	04/28/2004	Yr Built/Eff:	1972 / 1972
Sale Price:	\$857,000	Prior Sale Price:	\$444,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	309876	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$560,000	Lot Area:	6,021	Pool:	
Total Value:	\$618,880	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.45 (miles)

Address: 19815 HEMMINGWAY ST, WINNETKA, CA 91306-2325

Owner Name: MAHOTZ SCOT/COOK ANDREA

Seller Name: TRAVERS ROXANNE & DUSTIN

APN:	2106-025-015	Map Reference:	/	Living Area:	1,676
County:	LOS ANGELES, CA	Census Tract:	1341.01	Total Rooms:	
Subdivision:	32591	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/18/2025	Prior Rec Date:	01/13/2022	Bath(F/H):	2 /
Sale Date:	06/13/2025	Prior Sale Date:	12/10/2021	Yr Built/Eff:	1976 / 1976
Sale Price:	\$903,000	Prior Sale Price:	\$810,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	483050	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$806,500	Lot Area:	5,527	Pool:	
Total Value:	\$859,577	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6

Distance From Subject:0.47 (miles)

Address: 19459 LULL ST, RESEDA, CA 91335-2320

Owner Name: TULE RIV HOMEBUYER EARNED EQUI

Seller Name: ERICKSON JASON

APN: 2116-013-025

Map Reference: /

Living Area: 1,462

County: LOS ANGELES, CA

Census Tract: 1316.00

Total Rooms:

Subdivision: 17372

Zoning: LARS

Bedrooms: 3

Rec Date: 09/12/2025

Prior Rec Date: 01/31/1997

Bath(F/H): 2 /

Sale Date: 08/04/2025

Prior Sale Date:

Yr Built/Eff: 1952 / 1984

Sale Price: \$895,000

Prior Sale Price: \$109,000

Air Cond: CENTRAL

Sale Type: FULL

Prior Sale Type: FULL

Style:

Document #: 631496

Acres: 0.18

Fireplace: /

1st Mtg Amt: \$728,530

Lot Area: 7,656

Pool:

Total Value: \$592,395

of Stories:

Roof Mat:

Land Use: SFR

Park Area/Cap#: /

Parking:

Comp #:7

Distance From Subject:0.50 (miles)

Address: 8018 OAKDALE AVE, WINNETKA, CA 91306-1933

Owner Name: GALVEZ DANIEL V/GALVEZ MARICELA

Seller Name: NAJERA ANDREW R

APN: 2106-017-021

Map Reference: /

Living Area: 1,799

County: LOS ANGELES, CA

Census Tract: 1341.01

Total Rooms:

Subdivision: 1

Zoning: LARA

Bedrooms: 3

Rec Date: 11/21/2025

Prior Rec Date: 04/02/2002

Bath(F/H): 2 /

Sale Date: 10/09/2025

Prior Sale Date: 03/06/2002

Yr Built/Eff: 1948 / 1960

Sale Price: \$876,000

Prior Sale Price: \$268,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style:

Document #: 831253

Acres: 0.22

Fireplace: /

1st Mtg Amt:

Lot Area: 9,453

Pool:

Total Value: \$449,551

of Stories:

Roof Mat:

Land Use: SFR

Park Area/Cap#: /

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 8018 NORTH SHIRLEY AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2105-015-020

Date: March 4, 2026

CASE NO.: 989840
ORDER NO.: A-6050762

EFFECTIVE DATE OF ORDER TO COMPLY: September 13, 2023
COMPLIANCE EXPECTED DATE: October 13, 2023
DATE COMPLIANCE OBTAINED: November 2, 2023

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6050762

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**DEPARTMENT OF
BUILDING AND SAFETY**
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.

GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

STEINER, BARBARA AND SILVERMAN ROBERT
8018 SHIRLEY AVE
RESEDA, CA 91335

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

AUG 29 2023

To the address as shown on the
last equalized assessment roll.
Initialed by: [Signature]

CASE #: 989840

ORDER #: A-6050762

EFFECTIVE DATE: September 13, 2023

COMPLIANCE DATE: **October 13, 2023**

OWNER OF

SITE ADDRESS: 8018 N SHIRLEY AVE

ASSESSORS PARCEL NO.: 2105-015-020

ZONE: RS; Suburban Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property.

Comments: Maintain the premises in clean and sanitary condition.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to:

- 1) Remove the rubbish, garbage, trash and debris from the premises.
- 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property.

Comments: Maintain the premises in clean and sanitary condition.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

**CODE ENFORCEMENT BUREAU**

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9864.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 29, 2023

ARA SINANIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864

ara.sinanian@lacity.org

REVIEWED BY _____

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org